



## TOWN OF INNISFIL STAFF REPORT

**STAFF REPORT NO:** DSR-006-18

**DATE:** January 17, 2018

**To:** Mayor, Deputy Mayor and Members of Council

**From:** Tim Cane, Manager of Land Use Planning

**Subject:** Adoption of 'Our Place' Official Plan

**Cross-Reference:** DSR-180-17; DSR-003-15; DSR-004-15; and Council Memos-  
Dec. 13/17; Dec. 11/13; June 17/15

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### RECOMMENDATION:

That the Town's new "Our Place" Official Plan (By-law No. 007-18) be adopted, as outlined in Staff Report DSR-006-18, and take effect upon approval by the County of Simcoe.

### BACKGROUND

Since early 2015, the Town's "**Our Place**" process to prepare a new Official Plan (OP) has been underway. Our new OP will be entitled "Our Place" and have updated planning principles and policies to enhance place making and guide how Innisfil grows over the next 20 years. The main goal of Our Place is not only to establish the Town's planning direction for the next 20 years for land use decisions, but also implement the Town's Community Strategic Plan – **Inspiring Innisfil** - and provide ongoing/day-to-day guidance for decisions that better the community. Through this process, we have not only been looking to 'check the boxes' for a legislated Official Plan update, but to identify and articulate the community elements that achieve place making and strengthen our emotional connections with "Our Place" - Innisfil.

The Town has been assisted by a team of experts led by Sorensen Gravely Lowes Planning Associates Inc. (SGL). SGL's team includes Project for Public Spaces (PPS), which is renowned globally for its innovative approaches to place making and transforming public spaces into vital places that support complete community building. We have also been assisted by a Community Round Table comprised of key community groups and stakeholders (identified in Attachment 2 to DSR-180-17) that have provided input at key stages on the drafting of the Our Place Official Plan.

The Draft Our Place OP is also integrating the results from the **“Our Jobs”** process, which has been focused on policies for the Innisfil Heights Strategic Settlement Employment Area. This process has also been underway since 2015 and has included feedback and input from key stakeholders through the Our Jobs Working Group (identified in Attachment 2 to DSR-180-17). A team of experts led by Meridian Planning has been assisting the Town with the Our Jobs process.

### Our Place Process

The Our Place process has been marked by the following 4 key phases where a number of community engagement initiatives have taken place to receive community input and feedback:

- Phase 1 – Community Visioning
- Phase 2 – Proposed Policy Directions
- Phase 3 – Draft Official Plan
- Phase 4 – Final Official Plan

The following provides a timeline of the key milestones in each of these key phases for preparing Our Place.

- Phase 1 – Community Visioning (below images are from events in this phase)
  - February 4, 2015 - Council Workshop
  - February 4, 2015 - Youth Workshop (Nantyr Shores Secondary School)
  - March 12, 2015 - Community Round Table Meeting #1
  - March 27, 2015 Youth Workshops – (Nantyr Shores Secondary School)
  - March 28, 2015 - Community Visioning Day Workshop – (Innisfil Town Hall)
  - Spring 2015 - Ideas for Innisfil’s Future Vision – Paper on wall of Town Hall lobby
  - Spring/Summer 2015 - Pop-up Workshops
    - March 26, 2015 (2-4pm) - Innisfil Idea Lab
    - March 26, 2015 (5-7pm) – Innisfil Rec Complex
    - March 27, 2015 (lunch hour) – Nantyr Shores Secondary School
    - March 27, 2015 (5-7pm) – Cookstown Foodland
    - May 30, 2015 – Alcona Lakeshore Library Grand Opening
    - June 6, 2015 – Cookstown Wing Ding
    - June 20, 2015 – Rotary Family Fun Day (IRC)
    - July 25, 2015 – Celebrate Lake Simcoe Festival (Innisfil Beach Park)
  - June 2015 - Draft Discussion Papers released
  - June 25, 2015 - Community Round Table Meeting #2
  - June 25, 2015 - Public Input Session (Alcona Library)
  - Summer 2015 - Our Place GooseChase Photo Scavenger Hunt
  - October 2015 – Final Discussion Papers released





- Phase 2 – Proposed Policy Directions (below images are from events in this phase)
  - December 2015 - Draft Policy Directions Report released
  - December 14, 2015 - Community Round Table Meeting #3
  - December 14, 2015 - Workshop with Town Staff
  - December 15, 2015 - Workshop with Development Liaison Group (DLG)
  - Fall 2015/Winter 2016 - Online Survey
  - February 23, 2016 - Workshop with Youth (Nantyr Shores Secondary School)
  - Spring/Summer 2016 - Pop-up workshops
    - March 17, 2016 (Alcona Library)
    - March 30, 2016 (Town Hall)
    - June 18, 2016 – Rotary Family Fun Day (IRC)
  - April 2016 - Recommended Policy Directions Report released
  - April 20, 2016 - Council Workshop



- Phase 3 – Draft Official Plan
  - January 2017 – First Draft of Our Place released
  - January 19, 2017 – Public Open House (Lefroy Arena)
  - January 24, 2017 – Public Open House (Alcona Library)
  - January 24, 2017 - Community Round Table Meeting #4

- Phase 4 – Final Official Plan
  - October 2017 – Second Draft of Our Place released
  - November 1, 2017 - Public Open House
  - November 8, 2017 - Public Meeting
  - November 24, 2017 – Meeting with BILD Simcoe Chapter
  - December 2017 - Final Draft of Our Place released

### Our Jobs Process

The Our Jobs process included similar phases with the following key dates and milestones:

- April 22, 2015 – Our Jobs Council Workshop
- June 22, 2015 – Our Jobs Working Group Meeting #1
- November 2015 - Draft Our Jobs Discussion Paper released
- December 3, 2015 – Our Jobs Working Group Meeting #2
- March 2016 – Our Jobs Discussion Paper finalized
- January 2017 - First draft of Our Jobs policies released (part of Our Place Official Plan)
- January 20, 2016 – Our Jobs Council Workshop
- February 28, 2017 – Our Jobs Working Group Meeting #3
- October 2017 - Second draft of Our Jobs policies released (as part of Our Place)
- November 1, 2017 - Public Open House (held as part of Our Place)
- November 8, 2017 - Public Meeting (held as part of Our Place)
- November 24, 2017 – Meeting with BILD Simcoe Chapter (as part of Our Place)
- December 2017 - Final draft of Our Jobs released (as part of Our Place Official Plan)

Most of the materials referenced in the above timelines of key milestones can be found on the Town's website – [www.innisfil.ca/ourplace](http://www.innisfil.ca/ourplace).

Staff is pleased with the significant amount of consultation and background work that has been undertaken in each phase of both the Our Place and Our Jobs processes. As such, Staff is confident that the Town's OP is in conformity with the applicable provincial plans and the County of Simcoe Official Plan, while still ensuring that Our Place grows according to the vision identified by the Innisfil community.

The comments and written submissions received on the second draft of Our Place are summarized in Attachment 1 to this report in a table that also includes a response as to whether they resulted in a change to the policies that were initially proposed. Not included in the table are extensive comments received from external agencies such as the County of Simcoe, Simcoe-Muskoka District Health Unit, and the Conservation Authorities.

### **ANALYSIS/CONSIDERATION**

The Staff Report for the Public Meeting held on November 8 (DSR-180-17) included a detailed overview of some of the more significant policies in Our Place and changes from the current Town OP. This report will not provide these same details, but will include an overview of the general structure and sections of Our Place. Attachment 1 identifies changes to the final Official Plan based on comments received at the Public Meeting.

Overall, the new Our Place OP is structured around the **‘Connect’**, **‘Grow’** and **‘Sustain’** focus areas of the **“Inspiring Innisfil”** community strategic plan. To also reflect the emphasis of Inspiring Innisfil to offer “engaged places” with “engaging activities”, the overall focus of the Our Place Official Plan is to embed place making and to create places and destinations that we can all use and enjoy throughout the year. This provides the opportunity to re-invent our public spaces, increase social interactions and strengthen our emotional connections with these places.

### **Part A: Making “Our Place” Great**

This part includes sections that identify the purpose, vision, goals and strategies of the OP to enhance place making and sense of place in Our Place. It places particular emphasis on ensuring that all planning decisions will be made through the lens of place making, while indicating that we all have a role to play in creating Our Place.

### **Part B: Connecting Our Place**

The ‘Connect’ theme of Inspiring Innisfil states that, “the Town of Innisfil will ensure opportunities exist for residents, businesses and organizations to connect in all ways that are meaningful – physically, socially, culturally and digitally.” To articulate policies to help achieve this strategic goal, Part B of Our Place has sections specifically entitled ‘Socially Connected’, ‘Culturally Connected’, ‘Physically Connected’ and ‘Digitally Connected.’ The Land Use Designations that implement this section on Schedule B of the OP include the ‘Parks and Open Space’ and ‘Community Spaces’ (previously “Institutional”) designations.

### **Part C: Growing Our Place**

The ‘Grow’ theme of Inspiring Innisfil places emphasis on appropriately managing our growth so that we maintain our community character, while also embracing and leveraging the opportunity to enhance our sense of place. Though Our Place is not expanding any settlement boundaries to accommodate future growth at this time (excluding minor technical adjustments), the policies in this section of the OP establish a settlement hierarchy that will be used as the basis for accommodating future growth. Future settlement boundary expansions will be assessed through the County of Simcoe’s upcoming growth management (Municipal Comprehensive Review -MCR) exercise to allocate the County’s population and employment forecasts from the Growth Plan for the Greater Golden Horseshoe to the year 2041. This MCR process will also identify appropriate intensification and density targets for Innisfil, as the targets identified in the current OP will continue to apply until then.

The ‘Growing Our Place’ section of the OP also includes the land use designations for ‘Urban Residential Areas’, ‘Urban Commercial Areas’, ‘Employment Areas’ (results from ‘Our Jobs’ process) and ‘Resort Recreational Areas’. Within these land use designations, there are policies to guide future development related to their ‘function’, ‘permitted uses’ and ‘scale’. There is also particular emphasis on design policies to ensure that development contributes to place making and enhancing our sense of place.

### **Part D: Sustaining Our Place**

The ‘Sustain’ theme of Inspiring Innisfil states that “the Town of Innisfil will actively maintain itself as a viable and vibrant community that fully embraces the principles of sustainability.” This overall goal is then further reflected in Inspiring Innisfil through specific objectives related to ‘community sustainability’, ‘environmental sustainability’, and ‘infrastructure sustainability’. The

'Sustaining Our Place' section of the OP has specific policies related to achieving each one of these and is primarily implemented through the land use designations related to the 'Natural Heritage System', 'Countryside', 'Lake Simcoe Shoreline' and 'Hazard Land Areas'.

#### **Part E: Implementation and Interpretation**

This part of Our Place includes both an 'Implementation' and 'Interpretation' section. The 'Implementation' section provides an overview of the details, development approvals process and planning tools for how the OP will be implemented. The 'Interpretation' section includes the definitions for key terms that are bolded throughout the Our Place document.

#### **Part F: Area-Specific Policies**

This section includes policies that are specifically related to certain areas of the Town and are primarily focused on the Lefroy secondary planning area and the South Shore Woods shoreline residential development. Previous Official Plan Amendments where development has not yet fully occurred are also included in this section. It should also be noted that to condense Our Place and minimize carryover from the Town's existing OP, the policies from the Alcona, Cookstown and Lefroy Secondary Plans from the current OP were amalgamated into the policies of the body of the OP. The Big Bay Point Secondary Plan related to the Friday Harbour resort is the only one that will remain as a separate and stand-alone Secondary Plan.

#### **Schedules**

Attached to the Our Place OP are a series of land use maps and schedules that identify the land use designations of properties in Innisfil as well as to help illustrate the Town's vision for growth.

#### **Appendices**

The appendices attached to Our Place do not form part of the Official Plan but are important in interpreting and implementing the policies of the OP. This includes identification of key place making destinations as well as preliminary concept plans to help illustrate how we can achieve place making in Our Place.

### **FINANCIAL CONSIDERATION**

The Our Place and Our Jobs processes are being funded through approved capital projects.

### **OPTIONS/ALTERNATIVES**

Council can adopt the Our Place Official Plan as recommended, or request that Staff make additional modifications.

### **CONCLUSION/NEXT STEPS**

Overall, we have engaged with hundreds of community members while creating Our Place – the Town's new Official Plan. Residents and stakeholders have been excited and energized by the new place making approach to Our Place, which aims to improve our quality of life, while transforming Innisfil as a more balanced and complete community that provides greater opportunities to live, work, shop and play.

After Town Council adoption, the Our Place Official Plan must then be approved by the County of Simcoe before taking effect. Staff looks forward to working with the County of Simcoe on the approval of the Official Plan and implementing its vision and policies to make Our Place an even better place to live, work, shop and play.

**PREPARED BY:**

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Senior Policy Planner

**REVIEWED BY:**

Tim Cane, M.E.S., MCIP, RPP  
Manager of Planning

Attachments:

1. Table - Summary of Responses to Comments Received on Draft of Our Place Official Plan
2. By-Law 007-18 – Adoption of Our Place Official Plan
3. Our Place Official Plan (available to download at [www.innisfil.ca/ourplace](http://www.innisfil.ca/ourplace))

**Comments & Response Matrix DRAFT OFFICIAL PLAN: January 2018**  
**Town of Innisfil – “Our Place” Official Plan Update**

#	Property Address (if applicable)	Submission / Issue	Response
<b>Comments on Draft Official Plan (October 2017 Draft)</b>			
1	Attilo Iantorno Resident Email November 3, 2017	<ul style="list-style-type: none"> <li>Recommends that Belle-Ewart be developed since it is a settlement area, the town should bring all services to the town, located near several marinas and near transportation hubs</li> </ul>	Lefroy-Belle-Ewart is identified as an urban settlement area in Innisfil, where future residential growth is to be accommodated, as per the designations in the Official Plan.
2	Jeff Stovold Lefroy Harbour Resorts 727 Harbour Road  November 3, 2017	<ul style="list-style-type: none"> <li>The north side of the Lefroy Harbour property show Natural Heritage, but this area is zoned Commercial (T) and there is a site application with the town on this portion.</li> <li>The south side of the property also shows Natural Heritage, but after an OMB meeting years ago I believe it was zoned Open Space with an (H) on it.</li> </ul>	<ul style="list-style-type: none"> <li>The portions of the property that are within the Commercial Zone will be reflected accordingly on Schedule B13.</li> <li>There is dense vegetation on the southern portion of this property. As such, it is recommended that the lands remain within the NHS overlay designation and the Key Natural Heritage and Key Hydrologic Features designation.</li> </ul>
3	Michael Boland Landowner Glenhaven Beach Road  November 5, 2017	<ul style="list-style-type: none"> <li>Disappointed to see Glenhaven Beach Road as having a sharrow in Appendix 3A. This is a private road and should not be in even long term phasing for this development.</li> </ul>	We acknowledge that though Glenhaven Beach Rd is currently a private road, the Trails Master Plan is intended to provide a long term vision and conceptual network of trails and bike routes throughout Innisfil for the next 15-20 years. The draft plan is therefore specifying that any form of cycling route along Glenhaven Beach Rd is part of the long term phasing plan (beyond 16+ years). Additionally, the draft Plan is also specifying (e.g. page 117) that prior to the implementation of any form of cycling routes on private roads, the Town is to engage with the applicable association regarding routing opportunities.
4	Rosemarie L. Humphries Humphries Planning Group 1205 Corm Street November 7, 2017	<ul style="list-style-type: none"> <li>Continues request to receive notification of all decisions and meetings regarding the Draft OP</li> </ul>	Noted. Thank you for your comments.
5	Patricia de Baseggio and John Munshaw 1104 Ewart St November 7, 2017	<ul style="list-style-type: none"> <li>Requests their large acreage property be designated Medium Density instead of Low.</li> </ul>	Recommend that this request be the subject of a site-specific Official Plan amendment by the owner, in order for the Town to appropriately identify and evaluate this proposal and associated considerations (transportation, density, servicing capacity, interface with adjacent properties etc...).
6	Nicola Mitchinson Mitchinson Planning & Development Consultants November 8, 2017	<ul style="list-style-type: none"> <li>The Leslie Drive future parcels have been accommodated in Schedule B1- Alcona of the Town’s October 2017 Draft OP. However, Schedule B1 does not accommodate the future parcels along Webster Blvd. As such,</li> </ul>	The remaining portion of the lots that are already partially within the Alcona settlement area boundary have been added to the settlement boundary. Those lots that are currently located completely outside of the settlement area boundary will not be brought in.



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		<p>we request that this matter be addressed prior to adoption of the final version of the OP and other schedules.</p>	
7	<p>Ray Duhamel Jones Consulting Group  November 17, 2017</p>	<ul style="list-style-type: none"> <li>The in-effect Schedule A refers to a Natural Heritage System area shown in ‘yellow’. The proposed Schedule A does not contain any such area; however, proposed Schedule B now contains a new “Natural Heritage System Overlay” which is a black hatched shape. During our meeting on November 13<sup>th</sup>, you mentioned that the current ‘yellow’ area on in-effect Schedule A should match the new ‘hatched’ area on proposed Schedule B. However, upon closer inspection we see that the ‘yellow’ and ‘black hatched’ areas are quite different.</li> </ul>	<p>The Natural Heritage System as shown on Schedule A of the in-effect Official Plan implemented the then Natural Heritage System contained in the Simcoe County Official Plan (2007). Schedule B of the proposed Official Plan now reflects Simcoe County’s revised Natural Heritage System, as per Schedule 5.1 of the County Official Plan (2016), as an overlay designation. The underlying land use designation on Schedule B, the Key Natural Heritage Features &amp; Key Hydrologic Features designation, remains the same as in the current in-effect Official Plan, with minor changes to reflect environmental studies that have been submitted and reviewed to support a change.</p>
8	<p>Peter Agnelli Gaspé Estates 1150 Mapleview Drive East  November 8, 2017</p>	<ul style="list-style-type: none"> <li>Requests that the 1150 Mapleview property be re-zoned for residential development to allow either single family homes, townhouses, estate lots or a combination of these.</li> </ul>	<p>These lands are located outside of a settlement area. The Land Budget and Municipal Comprehensive Review Discussion Paper has determined that settlement boundary expansions are not required to accommodate population and employment projections to 2031. Further, the new Growth Plan (2017) requires that only upper-tier municipalities such as Simcoe County can determine the settlement boundary expansions through a municipal comprehensive review (MCR) process. As such, no expansions are being recommended at this time.</p>
9	<p>Keith MacKinnon KLM Planning Partners on behalf of Lucy Lombardi and Vincent Fava 881 and 883 Holland Road  November 8, 2017  <i>*spoke at Nov. 8 Public Meeting</i></p>	<ul style="list-style-type: none"> <li>The local road on the south side of Killarney Beach Road is incorrectly shown running through the middle of the client’s lands, which translates to a much larger Parks and Open Space designation. This should be replaced with the Residential Low Density 1 designation.</li> </ul>	<p>Schedule B3 has been updated to reflect the draft plan of subdivision for these lands.</p>
10	<p>Keith MacKinnon KLM Planning Partners on behalf of 903287 Ontario Limited  November 8, 2017</p>	<ul style="list-style-type: none"> <li>Altus has determined there are no opportunities for larger format commercial uses because of the small size of vacant parcels. Requests the subject lands be included in the Alcona urban boundary to meet these needs.</li> </ul>	<p>These lands are located outside of a settlement area. The Land Budget and Municipal Comprehensive Review Discussion Paper and Retail Discussion Paper have determined that settlement boundary expansions are not required to accommodate population and employment projections to 2031 (including commercial lands). Further, the new Growth Plan (2017) requires that only upper-tier municipalities such as Simcoe County can</p>

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	<i>*spoke at Nov 8 Public Meeting</i>		determine the settlement boundary expansions through a municipal comprehensive review (MCR) process. As such, no expansions are being recommended at this time.
11	Claudio Brutto Brutto Consulting 4 George Street  November 10, 2017  <i>*spoke at Nov. 8 Public Meeting</i>	<ul style="list-style-type: none"> <li>Request to recognize existing apartment units on the property and to designate the property as Medium Density.</li> </ul>	The property and adjacent property have been re-designated to Medium Density to recognize the existing use on the property and the adjacent semi-detached building.
12	Ryan Mino-Leahan KLM Planning Partners on behalf of Belleaire Properties  November 8, 2017	<ul style="list-style-type: none"> <li>The collector road on the south side of Killarney Beach Road should be updated to match the draft plan of subdivision</li> <li>Requests clarification that the Neighbourhood Commercial designation permits the same range of uses as the former Convenience Commercial designation</li> <li>Requests a provision for moving or deletion of Neighbourhood Commercial without OP amendment be implemented, based on existing provision</li> <li>Does not support and asks staff to reconsider policy 8.5 requiring 10 years before lands designated Community Space can be redeveloped</li> <li>Part F: Section 24 should refer to schedule E and E1, as F has been deleted.</li> <li>Policies should refer to 20<sup>th</sup> Sideroad instead of County Road 39</li> </ul>	<ul style="list-style-type: none"> <li>Schedule has been updated to reflect road location in draft plan.</li> <li>The neighbourhood commercial designation includes the uses in the convenience commercial designation as well as a broader range of uses.</li> <li>A similar policy has been added to allow the two sites in the north part of Lefroy to be moved without amendment.</li> <li>The Town wishes to maintain this policy to promote a greater range of community uses within neighbourhoods. Although the time period has been increased to 10 years, the permitted range of uses has been increased for properties designated as Community Spaces.</li> <li>References to Schedule E and E1 instead of F have been corrected.</li> <li>References to 20<sup>th</sup> Sideroad instead of County Road 39 have been corrected.</li> </ul>
13	T. Tjeerdsma Tollendale Village  November 10, 11, 16, 2017  <i>*spoke at Nov. 8 Public Meeting</i>	<ul style="list-style-type: none"> <li>Requests that Policy 8.2 (vii) include retirement homes as permitted use in Community Spaces designation to allow for more options for location of retirement homes</li> <li>Requests that property at 1870 and 1902 Big Bay Point Road be re-designated Community Space to permit a retirement home</li> </ul>	<ul style="list-style-type: none"> <li>“Retirement homes” has been added as a permitted use within 8.2 vii)</li> <li>Recommend that this request by the subject of a site-specific Official Plan Amendment by the owner, in order for the Town to appropriately identify and evaluate this proposal and associated considerations (transportation, density, servicing capacity, interface with adjacent properties, etc...)</li> </ul>

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14	Ryan Guetter Weston Consulting on behalf of the owner of 2849 Clarksville Street  November 8, 2017  <i>*Samantha Dunlop of Weston Consulting spoke at Nov. 8 Public Meeting</i>	<ul style="list-style-type: none"> <li>Requests that the development subject property, which is at the edge of the Sandy Cove settlement area, be considered in growth management analysis</li> </ul>	These lands are located outside of a settlement area. The Land Budget and Municipal Comprehensive Review Discussion Paper has determined that settlement boundary expansions are not required to accommodate population and employment projections to 2031. Further, the new Growth Plan (2017) requires that only upper-tier municipalities such as Simcoe County can determine the settlement boundary expansions through a municipal comprehensive review (MCR) process. As such, no expansions are being recommended at this time.
15	Gary Bell Skelton, Brumwell & Associates in behalf of Belpark Homes and Wally and Don Smith  November 8, 2017  <i>*spoke at Nov. 8 Public Meeting</i>	<ul style="list-style-type: none"> <li>Requests that Cookstown be maintained as a settlement area to allow client to continue with development approved by the Town in OPA 20</li> <li>Requests notice of any decision on the approval of the Plan</li> </ul>	Due to the limited servicing capacity of Cookstown, the Village Settlement classification is appropriate. Policies are included within the Official Plan that state that should servicing capacity be improved, Cookstown would be upgraded to an Urban Settlement Area.
16	Gary Bell Skelton, Brumwell & Associates in behalf of the Bruno and Galeota 173, 201, and 225 Big Bay Point Road  November 8, 2017  <i>*spoke at Nov. 8 Public Meeting</i>	<ul style="list-style-type: none"> <li>Supports the proposed designation of the subject property as Rural and Natural Environmental Area</li> <li>Requests notice of any decision on the approval of the Plan</li> </ul>	Noted. Thank you for your comments.
17	Claudio Brutto Brutto Consulting on behalf of Nextline  November 14, 2017  <i>*spoke at Nov. 8 Public Meeting</i>	<ul style="list-style-type: none"> <li>Seeking a redesignation of the lands to permit a golf course expansion, which has been the long standing request of his clients. Believes that the existing golf course and expansion would build on the theme of the “Our Place” Official Plan Review.</li> </ul>	Recommend that this request be the subject of a site-specific Official Plan amendment by the owner, in order for the Town to appropriately evaluate this proposal and associated natural heritage, transportation and compatibility implications.
18	Kris Menzies MHBC on behalf of Sunset Speedway 6918 Yonge Street  November 20, 2017	<ul style="list-style-type: none"> <li>Continues to request that the portion of the Key Natural Heritage Features and Key Hydrologic Features designation be amended and the subject lands be designated Rural Commercial</li> </ul>	Recommend that this request be the subject of a site-specific Official Plan amendment by the owner, in order for the Town to appropriately identify and evaluate this proposal and associated considerations. Regarding the EIS that was submitted in support of this, the Town has received a peer review of the EIS, conducted by North South Environmental. The peer review concluded that there is not enough information to come to a conclusion on the request, and that the following should be completed:

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			<ul style="list-style-type: none"> <li>The wooded area should be re-examined to determine whether the contours on the map are correct, and if so, how the potential impacts of fill should be addressed; and</li> <li>A storm water management plan should be prepared to address water quality issues resulting from parking lot runoff.</li> </ul> <p>As such, the Town’s recommendation remains that the request should be addressed through a site-specific Official Plan amendment by the owner.</p>
19	<p>Deb Crawford Town of Innisfil’s Heritage Committee</p> <p>November 20, 2017</p> <p><i>*spoke at Nov. 8 Public Meeting</i></p>	<ul style="list-style-type: none"> <li>Suggests removing use of the word “we” from parts of 4.2 of the OP and replacing with “will be established”.</li> <li>Suggestions for re-wording policies 4.2.7 to 4.2.10</li> <li>Suggests that the scope of policies 4.2.11 and 4.2.12 may be too broad, and may be redundant</li> <li>Suggests changes of wording to 4.2.13 properly reflect local processes and OP</li> <li>Suggests reference should be made to Cookstown HCD Plan and and Design Guidelines</li> </ul>	<ul style="list-style-type: none"> <li>The use of “we” is intentional to illustrate that the Official Plan is “Our Place”.</li> <li>We have slightly revised policy 4.2.7 to reflect the wording of the Ontario Heritage Act. In our opinion, policies 4.2.8 to 4.2.10 appropriately reflect the Ontario Heritage Act, tailored specifically to the Innisfil context.</li> <li>In our opinion, these policies reflect the Ontario Heritage Act, and distinguish between cultural heritage and built heritage resources as well as those resources recognized as significant in terms of archaeological potential.</li> <li>Agreed, we have clarified the wording in policy 4.2.13</li> <li>We have re-worded policy 4.2.16 to directly link the creation of urban design guidelines (referred to in policy 9.1.3) to HCD’s.</li> </ul>
20	<p>Colleen Steiner Resident</p> <p>November 20, 2017</p>	<ul style="list-style-type: none"> <li>Opposes expansion of the settlement boundaries for the Alcona North Secondary Plan</li> </ul>	<ul style="list-style-type: none"> <li>Thank you for your comments. The Official Plan does not recommend or implement any settlement area boundary expansions. However, ongoing OMB hearings are not affected by the Official Plan approval.</li> </ul>
21	<p>Sabi Ahsan Landowner 853 6<sup>th</sup> Line &amp; 31 Victoria Street West</p> <p>November 20, 2017</p>	<ul style="list-style-type: none"> <li>Requests that the properties at 853 6<sup>th</sup> Line and 31 Victoria Street be zoned from rural to urban because of their location within delineated urban boundaries and built area</li> </ul>	<ul style="list-style-type: none"> <li>31 Victoria Street is already designated Residential. The rezoning process is a separate process from the Official Plan.</li> <li>The 6<sup>th</sup> Line property is not located within a settlement area. The Land Budget and Municipal Comprehensive Review Discussion Paper has determined that settlement boundary expansions are not required to accommodate population and employment projections to 2031. Further, the new Growth Plan (2017) requires that only upper-tier municipalities such as Simcoe County can determine the settlement boundary expansions through a municipal comprehensive review (MCR) process. As such, no expansions are being recommended at this time.</li> </ul>

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22	Bruce Reid South side of Innisfil Beach Road between 25 <sup>th</sup> Sideroad and Lake Simcoe	<ul style="list-style-type: none"> <li>• Opposed to proposed Downtown Commercial Area designation on these lands.</li> </ul>	<ul style="list-style-type: none"> <li>• The Town has heard from many of its residents throughout the Our Place Official Plan update process of a desire to better link Lake Simcoe to the Downtown of Alcona in terms of pedestrian connectivity and promoting walkability, as well as animating the area with a greater mix of uses. As such, the Official Plan proposes to extend the Downtown Commercial Area designation to Lake Simcoe to help achieve the Town’s place making goals.</li> </ul>
23	Randall Reid South side of Innisfil Beach Road between 25 <sup>th</sup> Sideroad and Lake Simcoe	<ul style="list-style-type: none"> <li>• Opposed to proposed Downtown Commercial Area designation on these lands.</li> </ul>	<ul style="list-style-type: none"> <li>• The Town has heard from many of its residents throughout the Our Place Official Plan update process of a desire to better link Lake Simcoe to the Downtown of Alcona in terms of pedestrian connectivity and promoting walkability, as well as animating the area with a greater mix of uses. As such, the Official Plan proposes to extend the Downtown Commercial Area designation to Lake Simcoe to help achieve the Town’s place making goals.</li> </ul>
24	Michael Bisset on behalf of 1602850 Ontario Ltd. (Cortel)  November 8, 2017	<ul style="list-style-type: none"> <li>• Requests a policy to establish a planning approach to achieve intensification around the GO station (all 4 quadrants)</li> <li>• Requests removal of “other wetland” and “stream” from Appendix 9 on Sleeping Lion lands.</li> <li>• Requests removal of “Significant Woodland” from Appendix 10 on Sleeping Lion lands.</li> <li>• Requests Rural Area designation at southwest quadrant of 6<sup>th</sup> Line and rail line to remain.</li> <li>• Requests Special Rural Area designation to reflect potential for Campus Node on Sixth Line.</li> <li>• Requests the Town look at placing a cap on cash-in-lieu for parkland dedication.</li> </ul>	<ul style="list-style-type: none"> <li>• The policy approach has been established for higher densities in the vicinity of the GO station, however that approach can only apply to those lands within the current settlement boundary of Alcona.</li> <li>• Agreed – Appendix 9 has been revised to reflect the approved development.</li> <li>• Agreed – Appendix 10 has been revised to reflect the approved development.</li> <li>• The in-effect Official Plan designates the property as “Rural”, but that designation is a non-decision. The Agricultural Discussion Paper has recommended that all non-decisions be removed and identified as “Agricultural”. The paper has also recommended that all requests for re-designation to Rural designation be accompanied by an agricultural capability analysis and needs assessment. No change.</li> <li>• A policy has been included (14.1.7) to support finding an appropriate location within Innisfil for a hospital and/or post secondary institution.</li> <li>• The Town has recently completed the Active Innisfil Parks and Recreation Master Plan, and changing the parkland dedication rate was not a recommendation from that process. As such, no change recommended.</li> </ul>
25	Meagan Palynchuk Bell Canada	<ul style="list-style-type: none"> <li>• Suggests adding the phrase “where feasible” to policy 5.1.6</li> </ul>	<ul style="list-style-type: none"> <li>• Not required, as the policy already allows for an exemption. Have added in the 2<sup>nd</sup> “where feasible” though.</li> <li>• This is a “sidebar” and is not a policy. No change.</li> </ul>

Comments & Response Matrix DRAFT OFFICIAL PLAN: January 2018  
Town of Innisfil – “Our Place” Official Plan Update

#	Property Address (if applicable)	Submission / Issue	Response
	November 17, 2017	<ul style="list-style-type: none"> <li>• Suggests adding “and encourages the delivery of efficient and coordinated utilities” to section 6.1</li> <li>• Suggests adding “while ensuring that essential infrastructure and utilities can be feasibly accommodated” in policy 12.9.5</li> <li>• Suggests changing the word “possible” to “feasible” in policy 16.4.2</li> <li>• Suggests removing the phrase “cable television companies” and adding the word “communications” to 23.1.4 ii)</li> <li>• Comment about “public” utility and confusion therein</li> <li>• Suggests adding a definition of Utilities to section 23.3</li> </ul>	<ul style="list-style-type: none"> <li>• Agreed. This policy has been added.</li> <li>• Agreed. This policy has been revised.</li> <li>• Deleted “such as telecommunications or cable television companies” to simplify this policy, and achieve intent of suggested revision.</li> <li>• The term “public” has been deleted in front of policies where previously it said “public utility”.</li> <li>• Agreed. This definition has been added.</li> </ul>
26	Todd Pierce, Smart Centres 3575 Innisfil Beach Road  November 14, 2017	<ul style="list-style-type: none"> <li>• Concerned that the restrictions contemplated by the Primary Visual Impact Area Overlay are not conducive to Employment Area uses such as manufacturing, processing, warehousing and distribution</li> <li>• Requests that the Employment Supportive Commercial Area Overlay be enlarged to encompass the Primary Visual Impact Area or to decrease the size of the Primary Visual Impact Area</li> <li>• Concerned that office uses and financial institutions are not a permitted use in the Employment Area</li> </ul>	<ul style="list-style-type: none"> <li>• Policies were already previously modified to recognize legally existing outdoor storage in the overlay area and to permit ancillary outdoor storage in the southwest quadrant provided it is not located between the building and Highway 400. Policies regarding building placement in the overlay have also been clarified.</li> <li>• The Employment Supportive Commercial Area Overlay cannot be enlarged further because the Minister’s Directive for permitted uses in the Innisfil Heights Strategic Settlement Employment Area specifies that the uses permitted in this Overlay cannot occupy a land area larger than 25% of the Strategic Settlement Employment Area.</li> <li>• Office uses and financial institutions are not permitted in the Employment Area in order to reflect the Minister’s Directive for permitted uses in the Innisfil Heights Strategic Settlement Employment Area.</li> <li>• Financial institutions are also not identified as a permitted use in Innisfil Heights because there are policies elsewhere in the Official Plan that direct these uses to the Town’s Downtown Commercial Areas.</li> </ul>
27	John Armstrong, Masonry Worx  <i>*spoke at Nov. 8 Public Meeting</i>	<ul style="list-style-type: none"> <li>• Supports the proposed Official Plan but offered suggestions to improve urban design</li> </ul>	<ul style="list-style-type: none"> <li>• Noted. Urban design guidelines are the more appropriate place to address building material requirements, rather than the OP.</li> </ul>
28	Jonn Boot Resident  <i>*spoke at Nov. 8 Public Meeting</i>	<ul style="list-style-type: none"> <li>• Does not support permitting in-water structures along the shoreline</li> </ul>	<ul style="list-style-type: none"> <li>• Restrictions on in-water structures along the Lake Simcoe shoreline are being addressed through the Town’s Our Shore Community Planning Permit System.</li> </ul>

**Comments & Response Matrix DRAFT OFFICIAL PLAN: January 2018**  
**Town of Innisfil – “Our Place” Official Plan Update**

#	Property Address (if applicable)	Submission / Issue	Response
29	Diane Hogarth Churchill Resident  <i>*spoke at Nov. 8 Public Meeting</i>	<ul style="list-style-type: none"> <li>Concerned about increased density and traffic in hamlets and established residential areas</li> </ul>	<ul style="list-style-type: none"> <li>The Official Plan has policies that identify a residential density for the Hamlet Residential Area found in Churchill, Fennell’s Corners and Gilford that is considerably lower than that identified for residential areas in the Town’s other larger settlements. This will help protect the character of the Town’s hamlets.</li> </ul>
30	Lake Simcoe Region Conservation Authority (LSRCA)	<ul style="list-style-type: none"> <li>The LSRCA has provided detailed comments.</li> </ul>	<ul style="list-style-type: none"> <li>These comments have been reviewed and incorporated into the updated Official Plan.</li> </ul>
31	Nottawasaga Valley Conservation Authority (NVCA)	<ul style="list-style-type: none"> <li>The NVCA has provided detailed comments.</li> </ul>	<ul style="list-style-type: none"> <li>These comments have been reviewed and incorporated into the updated Official Plan.</li> </ul>
32	Simcoe Muskoka District Health Unit	<ul style="list-style-type: none"> <li>The Simcoe Muskoka District Health Unit has provided detailed comments.</li> </ul>	<ul style="list-style-type: none"> <li>These comments have been reviewed and incorporated into the updated Official Plan.</li> </ul>
<b>Comments on Draft Official Plan (December 2017 Draft)</b>			
33	Justin Klimkait, on behalf of Edward Gres and Margaret Dudo 7231 Yonge Street  December 8, 2017	<ul style="list-style-type: none"> <li>Request that the lands at 7231 Yonge Street be recognized as a FD (Future Development) zone, surrounding the Civic Campus Area</li> </ul>	<ul style="list-style-type: none"> <li>The Civic Campus Area is not a settlement area but rather a part of a rural area, and as such, a future development designation is not appropriate in a rural area. Any redesignation for non-rural and non-agricultural uses must meet the requirements of the Provincial Policy Statement and County Official Plan and must consider specific uses. As previously noted, a site specific application to amend the Innisfil Official Plan would be required (for the uses noted in previous correspondence), which would look at how a specific proposal addresses the criteria in the new Innisfil Official Plan and the County Official Plan.</li> </ul>
34	Celeste Phillips, on behalf of Parkbridge Lifestyle Communities Inc. and Belmac Estate Properties Inc.  December 8, 2017	<ul style="list-style-type: none"> <li>The stream shown on Schedule B5 and Appendix 9 across the Johnson lands should be removed.</li> <li>Request confirmation that no secondary plan will be required as a precursor to the submission of plans of subdivision and/or site plans along with associated zoning by-law amendment requests for the subject lands.</li> <li>Concern about policy 10.4.44 that requires garages to not project beyond the front façade of the dwelling or a covered porch. Request that a new policy be added to Section 10.6 that will permit a maximum garage projection of 3 metres in front of a porch.</li> <li>Concern about policy 10.6.6, which requires a supply/demand analysis of retirement units</li> </ul>	<ul style="list-style-type: none"> <li>The current Official Plan shows a water course on the property and air photos show what appears to be a wet area. As such, an EIS is required to confirm that there are no significant natural features on property before the feature could be considered for removal.</li> <li>Correct, a secondary plan is not required for lands within the settlement boundary of Sandy Cove.</li> <li>The intent of this policy is to encourage house design with facades that are not dominated by a garage. By providing for a garage that is in line or further back from the front façade of the dwelling, this can be achieved. The Town acknowledges the importance of providing for barrier-free design and access in dwellings, however the Town acknowledges that barrier-free design can be achieved while also providing for a façade that is not dominated by a garage. As such, no change is recommended.</li> </ul>

Comments & Response Matrix DRAFT OFFICIAL PLAN: January 2018  
Town of Innisfil – “Our Place” Official Plan Update

#	Property Address (if applicable)	Submission / Issue	Response
		<p>across the entire town, and suggest the following for the southern portion of the former golf course lands:</p> <ul style="list-style-type: none"> <li>○ Either a dual designation for these lands (i.e. Retirement Residential/Residential Low Density 1), or;</li> <li>○ A site-specific policy that permits either Residential Low Density and/or Retirement Residential; or</li> <li>○ A revision to 10.6.6 to exempt lands in Sandy Cove from the requirement for an Official Plan Amendment.</li> </ul>	<ul style="list-style-type: none"> <li>• Recommend that these lands maintain their Retirement Residential designation, with a site specific policy that permits Low Density Residential 1 development (see policy 10.6.12).</li> </ul>
35	<p>Darren Vella (Innovative Planning Solutions) on behalf of Innisfil Self Storage</p> <p>December 11, 2017</p>	<ul style="list-style-type: none"> <li>• The Innisfil Self Storage property should be designated as Rural Commercial to recognize the existing use.</li> </ul>	<ul style="list-style-type: none"> <li>• Agreed – the Innisfil Self Storage property (only the portion of the property currently being used for this use) is now designated as Rural Commercial to reflect the existing use.</li> </ul>
36	<p>Darren Vella (Innovative Planning Solutions) on behalf of Centreville Stroud</p> <p>December 11, 2017</p>	<ul style="list-style-type: none"> <li>• The Stroud schedule should be amended to reflect the site specific OPA that has been approved for the Centreville Stroud property</li> </ul>	<ul style="list-style-type: none"> <li>• Agreed – Schedule B7 – Stroud has been updated to reflect the approved OPA. Schedule D – Site-Specifics has also been updated to reflect the approved OPA.</li> </ul>
37	<p>Darren Vella (Innovative Planning Solutions) on behalf of owners of two properties</p> <p>1194 &amp; 1224 Belle Aire Beach Road</p>	<ul style="list-style-type: none"> <li>• The two properties should be re-designated from Agricultural Area to Rural Area.</li> </ul>	<ul style="list-style-type: none"> <li>• A report prepared by DBH Soil Services Inc. was prepared to examine both properties and assess their potential for future agricultural production. At the request of the applicant, this report was peer reviewed by AgPlan limited. The peer review concluded that a complete Agricultural Impact Assessment had not been provided, and as such, more information was required. Specifically, it recommended that a detailed soil survey and soil capability interpretation be completed before considering the matter. As such, no change in designation is recommended at this time.</li> </ul>



**THE CORPORATION OF THE TOWN OF INNISFIL**

**BY-LAW NUMBER 007-18**

**A By-law of the Corporation of the Town of Innisfil to adopt the  
“Our Place” Official Plan**

The Council of the Corporation of the Town of Innisfil, in accordance with Section 17 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, hereby enacts as follows:

1. The attached “Our Place” Official Plan is hereby adopted.
2. The Corporation of the Town of Innisfil makes application to the County of Simcoe for approval of the “Our Place” Official Plan.
3. The Clerk is hereby authorized, and directed to make such application on behalf of the Corporation, and to execute under the Corporate Seal such documents as may be required for the above purposes.
4. That the existing Town of Innisfil Official Plan (adopted July 26, 2006), as amended, is hereby repealed, with the exception of:
  - a. Official Plan Amendment #1 adopted by the Corporation of the Town of Innisfil through By-Law 047-09;
  - b. The Big Bay Point Secondary Plan, as approved by the Ontario Municipal Board on December 14, 2007 (OPA 17).
5. The repeal of the existing Town of Innisfil Official Plan provided for in Section 4 of this By-law shall not come into effect until the attached “Our Place” Official Plan (as may be modified) comes into effect, in accordance with the provisions of section 17 of the *Planning Act*.

**PASSED THIS 17<sup>th</sup> DAY OF JANUARY, 2018.**

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**Gord Wauchope, Mayor**

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**Lee Parkin, Clerk**

**THE CORPORATION OF THE TOWN OF INNISFIL**

**ADOPTION OF**

**“OUR PLACE” OFFICIAL PLAN FOR THE**

**TOWN OF INNISFIL**

The attached document constitutes the “Our Place” Official Plan of the Town of Innisfil and was adopted by the Council of the Corporation of the Town of Innisfil by By-law No. 007-18 in accordance with Section 17 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, on this 17<sup>th</sup> day of January, 2018.

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**Gord Wauchope, Mayor**

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**Lee Parkin, Clerk**